



TOWN OF MAMMOTH LAKES
P.O. Box 1609, Mammoth Lakes, CA 93546
Phone (760) 965-3630 | Fax (760) 934-7493
<http://www.townofmammothlakes.ca.gov/>

Notice of Exemption

To: State Clearinghouse
 Office of Planning and Research
 P.O. Box 3044, 1400 Tenth Street
 Sacramento, CA 95812-3044

County Clerk
 County of Mono
 P.O. Box 237
 Bridgeport, CA 93517

Project Title: Design Review (DR) 22-006 – construction of a 1,500 square foot prefabricated metal structure

Project Location – Specific: 156 Commerce Drive (APN: 037-200-004-000)

Project Location – City: Mammoth Lakes **Project Location – County:** Mono

Description of Nature, Purpose, and Beneficiaries of Project: Design Review (DR) 22-006 for approval for development of a 1,500 square foot prefabricated metal structure utilized as a garage/warehouse for property located within the Industrial zoning district at 156 Commerce Drive. The Design Review was filed by Craig Tapley of Design Dimension Associates, on behalf of the property owners, Bill Osofsky and Rochelle Hair. The project meets all applicable Mammoth Lakes Municipal Code requirements and standards.

Name of Public Agency Approving Project: Town of Mammoth Lakes

Name of Person or Agency Carrying Out Project: Bill Osofsky and Rochelle Hair

Exempt Status: *(check one)*

- Ministerial (Sec. 21080(b)(1); 15268):
- Declared Emergency (Sec. 21080(b)(3); 15269(a)):
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c)):
- Categorical Exemption (State type and Section number): Guidelines Section 15303(c), New Construction or Conversion of Small Structures.
- Statutory Exemptions (State code number):

Reason why project is exempt: The project is categorically exempt pursuant to CEQA Guidelines Section 15303(c), New Construction or Conversion of Small Structures, because development of the 1,500 square foot prefabricated structure does not involve the use of significant amounts of hazardous substances and does not exceed 2,500 square feet in floor area. Additionally, none of the exceptions set forth in CEQA Guidelines Section 15300.2 are present, so a Categorical Exemption is the appropriate CEQA determination.

Lead Agency Contact Person: Tess Houseman, Assistant Planner **Phone:** (760) 965-3619

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: 

Date: March 6, 2023

Title: Assistant Planner

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR: